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Water Resources Department

From

Er.K.Asokan,M.Tech.,
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To

The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008

Letter No.DB / T5(3) / 005098/ F–(Parivakkam Village)/004694/2024 /Dated:26.06.2024.

Sir,

Sub: CMDA – Area Plans Unit – Layout Division –proposed layout of house sites in S.F.No.16/2Apt, 16/2B, 20, 21/1A1A1pt, 22/2A1A1A1pt, 23/2A1A1A1pt, 23/2B1A1pt, 24/1A1A1pt, 24/2, 24/3Apt, 25/1, 25/2, 26/1pt, 26/2A1A1Apt, 27/1A1Apt, 27/2A1Apt, 27/3A1A1pt, 28/1pt, 28/2, 31pt, 34/2pt, 36/1, 37/1A1A1Apt, 38/2, 41/1A1A1A1pt, 41/3pt & 42/2 of Parivakkam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit - Specific Remarks along with NOC on inundation point of view –issued- Regarding

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Egmore, Chennai – 8 Letter No. Layout-1 / 0097/ 2024 / Dated:28.05.2024.

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With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is hereby accorded for the the layout of house sites in S.F.No.16/2Apt, 16/2B, 20, 21/1A1A1pt, 22/2A1A1A1pt, 23/2A1A1A1pt, 23/2B1A1pt, 24/1A1A1pt, 24/2, 24/3Apt, 25/1, 25/2, 26/1pt, 26/2A1A1Apt, 27/1A1Apt, 27/2A1Apt, 27/3A1A1pt, 28/1pt, 28/2, 31pt, 34/2pt, 36/1, 37/1A1A1Apt, 38/2, 41/1A1A1A1pt, 41/3pt & 42/2 of Parivakkam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit, in favour of M/s. Sameera Estates Pvt. Ltd, rep. By S.K.Kumar, GPA on behalf of M/s. Sameera Shelters India Pvt.Ltd. & 5 others, Sameera 117 Township, Veeraraghavapuram, Poonamallee- Avadi Main Road, Chenna-600 077.

The proposed site was inspected and field observation reveals that, the applicant site surrounded by Veeraraghavapuram Tank on Northern side of the site and The Parivakkam Odai in S.F.No.17, 18 and 19 are the Surplus Course of Veeraraghavapuram Tank runs from East and South direction on Southern side of the site. Which collects the flood surplus of Parivakkam Village and Kannapalayam Village and other adjoining areas. The Patta Channel runs in patta land bearing S.F.No.22,23,24,25,28,31,34 and 36 are shown in Village map but not such channel

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mentioned in A Register and FMB Sketch of revenue records. Due to urbanisation these patta Channel were silted up and defunct. Hence the applicant is suggested to restore the patta channel or otherwise to re-align this channel to the boundary of the site if there is hindrance for development So, Internal Storm Water drain are preferred accordingly as per site condition to avoid flooding. Layout Road runs from West to East direction on Northern side abutting the site along with it the Existing Layout Road, and 12m Wide Road on Eastern side which traves and connect to the Road on Northern side of the site and Vacant Land on Western side of the site, At present there is no Cultivation activities are carried out in this stretch these lands are classified as "Wet" lands as per "A" Register of Revenue records.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken from the Known datum of Crest level of weir in Veeraraghavapuram Tank is (+)20.080m. It could be susceptible against inundation potential must be ascertained based upon the existing filed levels.

As a safety measure, the proposed site must be analyzed with respect to the flood levels experienced during past floods. The observed Maximum Flood Level near the site during past floods as assessed as (+)19.260m and existing Layout Road is (+)18.920m.

To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of (+)19.260m + 0.60m = (+)19.860m (i.e.,) 0.22m below the Known datum of Crest level of weir in Veeraraghavapuram Tank is (+)20.080m.

The following are the evaluated field levels of the site under reference tabulated below:

Sl. No.	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the past Flood Level (+)19.260m + 0.60m = (+)19.860m.	
			Required Level in m	Height Filling in m
1.	16/2Apt	(+)18.680	(+)19.860	1.180
2.	16/2B	(+)18.690		1.170
3.	20	(+)18.670		1.190
4.	21/1A1A1pt	(+)18.710		1.150
5.	22/2A1A1A1pt	(+)18.700		1.160

6.	23/2A1A1A1pt	(+)18.740		1.120
7.	23/2B1A1pt	(+)18.720		1.140
8.	24/1A1A1pt	(+)18.750		1.110
9.	24/2	(+)18.770		1.090
10	24/3Apt	(+)18.730		1.080
11	25/1	(+)18.730		1.130
12	25/2	(+)18.740		1.120
13	26/1pt	(+)18.790		1.070
14	26/2A1A1Apt	(+)18.770		1.090
15	27/1A1Apt	(+)18.760		1.100
16	27/2A1Apt	(+)18.790	(+)19.860	1.070
17	27/3A1A1pt	(+)18.750		1.110
18	28/1pt	(+)18.710		1.150
19	28/2	(+)18.730		1.130
20	31pt	(+)18.750		1.110
21	34/2pt	(+)18.690		1.170
22	36/1	(+)18.720		1.140
23	37/1A1A1Apt	(+)18.740		1.120
24	38/2	(+)18.750		1.110
25	41/1A1A1A1pt	(+)18.720		1.140
26	41/3pt	(+)18.750		1.110
27	42/2	(+)18.690		1.170

Also the proposed land is to be raised 1.070m to 1.190m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, which are below MFL and the applicant is suggested to have regular habitation above the MFL.

Based on the available Revenue records as well as considering the prevailing site condition, necessary technical opinion, along with the "No Objection Certificate" on the inundation point of view of this department for the the layout of house sites in

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S.F.No.16/2Apt, 16/2B, 20, 21/1A1A1pt, 22/2A1A1A1pt, 23/2A1A1A1pt, 23/2B1A1pt, 24/1A1A1pt, 24/2, 24/3Apt, 25/1, 25/2, 26/1pt, 26/2A1A1Apt, 27/1A1Apt, 27/2A1Apt, 27/3A1A1pt, 28/1pt, 28/2, 31pt, 34/2pt, 36/1, 37/1A1A1Apt, 38/2, 41/1A1A1A1pt, 41/3pt & 42/2 of Parivakkam Village, Poonamallee Taluk, Tiruvallur District, Poonamallee Panchayat Union Limit, in favour of M/s. Sameera Estates Pvt. Ltd. rep. By S.K.Kumar, GPA on behalf of M/s. Sameera Shelters India Pvt.Ltd. & 5 others, Sameera 117 Township, Veeraraghavapuram, Poonamallee- Avadi Main Road, Chenna-600 077 is hereby issued to CMDA subject to following **conditions and Technical suggestions** besides any other mandatory clearance and statutory permission from any other organization or department for the consideration of planning permission by Chennai Metropolitan Development Authority.

Conditions:

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)19.860m (i.e.,) 0.22m below the Known datum of Crest level of weir in Veeraraghavapuram Tank is (+)20.080m.To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from 1.070m to 1.190m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods. The all round pavement level within the site should not be less than (+)19.860m and the regular habitation should not be below MFL.

2. The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

3. The permission granted to the applicants, should not be altered / modified / changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuinety of the documents submitted.

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4. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

5. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

6. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Channel in SF.Nos.17,18 and 19. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

7. The applicant should not carry out any other cross masonry structures across the River / Eri / Channel / Pond without prior permission from WRD If any damages occurred to the Channel / Odai or any water bodies that belong to government, the same should be restored and rectified to its original condition at their own cost by the applicant.

8. The Government Channel (Odai) in S.F.No.17,18 and 19 on Southern side boundary along the stretch of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer. Moreover the width of entire field channel as per Revenue records (FMB) within the stretch of applicants land should be maintained properly without any change in measurement as per Revenue records at any cost.

9. The Government Channel (Odai) in S.F.No.17,18 and 19 on Southern side should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachment as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost boundary along the proposed land.

10. The applicants should not object at any time for the maintenance work / improvements work of the odai to be carried out by WRD. The applicant should not

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dump the garbages/debris in the odai and avoid the sewage water into the channel, etc,. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/ development works as per Revenue records [FMB] are to be carried out by WRD in future periodically.

Technical Suggestions:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable sizes within the site as per the site condition. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment plant and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials should not be dumped into the drain / surplus course obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

b. The necessary setback distance especially on Southern Side should be provided within the site as per site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai – 2 vide Roc. No. 4367 / 2019–BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicants' lands are seems to be Ryotwari land which would be classified as "Wet" lands. Hence, these lands are to be converted into other zone from the industrial zone by the competent authority. The applicants should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries.

d. The sewage water from the applicant land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the

same by the applicants, and as well as the construction materials/debris/garbages should not be dumped into the channel/river/tank at any cost.

At any cost, sewage / sullage should not be let into channel/river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

The owner of the document received from the applicants in respect to the ownership is purely of applicant's responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion on inundation point of view to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

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for Chief Engineer, WRD.,
Chennai Region, Chennai - 5

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